

## **RESPONSES TO COUNCIL QUESTIONS RE: 4/21/15 AGENDA**

### **CONSENT CALENDAR**

#### **Agenda 1.E: Lawrence Expressway Sanitary Sewer**

**Question:** Is there a reason the Sanitary Sewer contract does not have Prevailing Wage information in the contract?

**Staff Response:** Prevailing wages are required for construction and maintenance work, the provisions of which are included in the general construction contracts attached to the staff reports for Pavement Rehab (Consent Item D) and Roof Replacement (Item F). Consent Item E, Lawrence Expressway Sanitary Sewer Condition Assessment and Preliminary Design Report, is for civil engineering design work. Prevailing wages do not apply to this type of work. When this project goes out for construction, prevailing wages will be required of the contractor.

**Question:** The project calls for the eventual reconstruction of pipe line along the Lawrence Expwy. Has consideration been given to the probability that the County will be able to proceed with the redesign of Lawrence Expressway in the next five years? The Lawrence Expressway rehabilitation is a part of the Envisioin 2016 tax measure that is being worked on.

**Staff Response:** At this point we are only performing an assessment of the pipe. If the study shows that pipe needs rehabilitation, the design will be initiated followed by construction. Staff is aware of the County project and will be working to align the schedules if appropriate.

### **PUBLIC HEARING/GENERAL BUSINESS:**

#### **Agenda Item #2: Mixed Use Toolkit**

**Question:** How would these guidelines affect live/work spaces, especially on the ground floor? For example, SP-2 offers different recommendations

for residential vs retail on the ground floor, but live/work space blurs that distinction.

**Staff Response: Live/work can be an effective addition to a mixed-use project because it combines commercial use with residential use in the same location. These would be compatible uses in the context of a life/work environment. The key area of concern seems to be the ground floor space, and providing residential walk-up units in a mixed-use project is an effective way of activating the public realm, and that concept can be included with live/work units.**

**Question:** Are there guidelines for informal outdoor seating like the photo to the right on the cover page?

**Staff Response: Page 21- *Gathering places and open space* address that issue. The first paragraph in that section mentions inclusion of small plazas, piazzas, courtyards and other outdoor space, and OS-2.4-OS-2.8 is meant to further describe it.**

**Question:** What is the rationale for pervious materials in LS-8? SCVWD's Groundwater Management Plan shows that most of Sunnyvale is in the "confined" portion of the groundwater basin, where groundwater in the shallow aquifer has little or no flow into the deep aquifer. So it would seem that pervious materials would not aid groundwater recharge. Perhaps there is another reason to recommend pervious materials?

**Staff Response: The use of pervious materials may not be beneficial for the deep aquifer, but it does aid in naturally filtering runoff before it gets to the bay.**

**Question:** Page 35 refers to the 2011 draft of the CAP, but the CAP was approved in 2014.

**Staff Response: You are correct. Thank you.**

**Question:** Can you give an example of a diverse yet compatible use?

**Staff Response: The two vertical mixed-use projects at the old Town and Country site are examples of diverse but compatible uses. The**

**uses include residential units above restaurants, retail, a coffee shop and recreation uses. The Cherry Orchard is an example of a horizontal mixed use project with a variety of uses.**

**Question:** What would be the definition of a sustainable feature?

**Staff Response: An aspect of the project that reduces the need for consumption of natural products, etc. Examples include electric car chargers, solar panels, etc**

**Question:** SP3.3 Why would we want a zero set back along El Camino? One of the things that people praise Sunnyvale for as compared to Santa Clara is that we do have a set back and landscaping.

**Staff Response: Bringing buildings closer to the street is a common practice to create a more intimate pedestrian experience along the street and, in turn, encourage more walking in the City. Properties such as older shopping centers along El Camino Real with large parking areas in the front isolate the sidewalks from the buildings. Wider sidewalks and trees would be required between the buildings and the street. If Council disagrees with the concept, it can be amended.**

**Question:** BD 3.2 There is discussion of the use of balconies. We have built complexes with balconies (Tasman and Fair Oaks). The balconies are small and people stuff furniture on to them. How large should balconies be?

**Staff Response: Balcony size is typically regulated as part of open space requirements for multi-family residential projects. Typically, the current regulation is a minimum seven feet in any direction and a minimum of 80 square feet in size. Staff can follow up with any specific location where balconies are being used as storage area.**

**Question:** OS 1.3 Give an example of a pocket park.

**Staff Response: An example of a private pocket park in Sunnyvale is the area on the residential portion of the Cherry Orchard development between it and Orchard Supply Hardware. It is a small park for use of the residents of the property. Palo Alto Medical Foundation property has a small pocket park for use by patients and visitors of their**

**facilities. The term was originally coined when a site between buildings became available and was redeveloped as a public park. Greenwood Manor Park (on Ramona Ave) at 0.4 acres could be considered a pocket park.**

**Question:** LS 12 How can we mandate the type the furniture to match the exterior design of a building?

**Staff Response: This guideline is meant to be considered at building design, when the open spaces and patio furniture is being considered. During project review, conditions of approval can be crafted to address the concept of coordinated design.**

**Question:** Unbundled Parking Will this concept have an adverse value on land? Unbundled parking is only suitable to people who will tolerate it's requirement for purchasing of parking thus making the pool of people that are interested in buying or renting smaller.

**Staff Response: Unbundled parking is mentioned in the Toolkit as a strategy in designing mixed-use projects. It is not dictating the requirement—that will require more discussion and review by the Council. Unbundled parking is a tool used especially in transit locations where not all residents have a need for one or two parking spaces. It is a tool used by developers to not overbuild an expensive element of the project (structured parking) if not needed by the residents. It is true that not all future residents will want to live in a facility with unbundled parking.**